



Illustrative Masterplan

The Proposed Development

The housing will be a mix of types in order to accommodate a wide range of local housing market needs.

It is also proposed to include an area of landscaping and play facilities which will be available for use by village residents.

There will be no vehicular access to the site via Burnthouse Lane, on the request of County Council Highway Officers.

New strategic landscaping will be provided along the boundaries of the site to assimilate the development into its surroundings.

The proposed development will:

- Deliver a choice of high quality housing to help meet pressing local needs;
- Create an enhanced, attractive and sustainable landscape within the development, helping to create a defensible boundary to the site and improve biodiversity locally;
- Integrate the housing into the existing village, to create a cohesive community;
- Provide an area of public space, for use by the new and existing local community;
- Support the local community through money raised via Council Tax revenue, Community Infrastructure Levy and the Government's New Homes Bonus system.

Sustainable Mixed Communities

As part of the proposals we are also looking at the potential to deliver additional community benefits which may include:

- A third of the proposed dwellings to be affordable dwellings in accordance with policy.
- A new 2m wide footpath along the frontage of the application site where it fronts onto School Lane to the benefit of highway and pedestrian safety.
- The upgrading of two bus stops on School Lane to ensure their accessibility by all.
- Provision of part time 20mph speed limit signs along School Lane (location to be agreed with Norfolk County Council Highway Officers).
- A financial contribution towards improving or providing, additional playing field facilities for the village.

We would welcome your views on which of these benefits you would like to see delivered.

Your Views

We hope that you support these development plans and we would like to hear your views and thoughts on the scheme.

Please take the time to fill in a Feedback Form today, or alternatively you can email your forms to:

reply@lanproservices.co.uk

You can also write to us at:

Little Melton Residential Development Proposals
c/o Lanpro
Brettingham House
98 Pottergate
Norwich
NR2 1EQ

You will have a further opportunity to comment on the plans directly to South Norfolk District Council once the application is submitted in December.